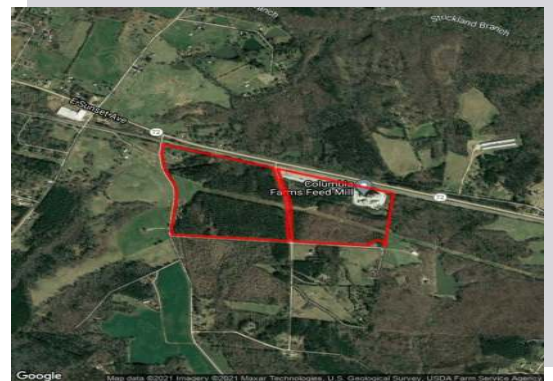


Cooper Road Industrial Park

Comer, GA 30629
Madison County

Contact

Frank Ginn
Madison County Industrial Development &
Building Authority
706-795-2786
fginn@madisonco.us



Property

Total Acres: 107 acres
Remaining Acres: 82 acres
Largest Tract: 36 acres
Zoning: Agricultural
Sale or Lease: Sale
GRAD Site: No
Former Use: Forestry

Workforce

County Laborforce:¹ 13,266
County Average Weekly Wage: \$690
County Unemployment Rate: 3.9%

Incentives

Job Tax Credit: \$1,750/job
Freeport: **1** **2** **3** **4**
County 100% 100% 100% 0%
City 0% 0% 0% 0%
Incentive Zones:
New Market Tax Credit

Utilities

Water on Site: Yes
Water Main Size: 6 inches
Sewer on Site: No
Sewer Main Size: N/A
Gas on Site: Yes
Gas Main Size: 2 inches
Electric Provider: Georgia Power

Taxes

County Effective Property Tax: \$12.44 per thousand dollars FMV
Total County Millage Rate: 31.097
Sales Tax: 7%

Transportation

Nearest International Airport: Greenville Spartanburg International, 76.5 miles
Nearest Interstate: I 85, 23.2 miles
Nearest Port 1: Port of Savannah, 177.8 miles
Nearest Port 2: Port of Charleston, 202.5 miles
Nearest Intermodal: Inman Rail Yard, 79.1 miles
Rail Served: Yes
Rail Provider: CSX

Nash Site

Comer, GA 30629
Madison County

Contact

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Madison County Industrial Development &
Building Authority
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fginn@madisonco.us



Property

Total Acres: 52 acres
Remaining Acres: 52 acres
Largest Tract: 52 acres
Zoning: Agricultural
Sale or Lease: Sale
GRAD Site: No
Former Use: Agricultural

Workforce

County Laborforce:¹ 13,266
County Average Weekly Wage: \$690
County Unemployment Rate: 3.9%

Incentives

Job Tax Credit: \$1,750/job
Freeport: **1** **2** **3** **4**
County 100% 100% 100% 0%
City 0% 0% 0% 0%
Incentive Zones:
New Market Tax Credit

Utilities

Water on Site: No
Water Main Size: N/A
Sewer on Site: No
Sewer Main Size: N/A
Gas on Site: No
Gas Main Size: 4 inches
Electric Provider: Georgia Power

Taxes

County Effective Property Tax: \$12.44 per thousand dollars FMV
Total County Millage Rate: 31.097
Sales Tax: 7%

Transportation

Nearest International Airport: Greenville Spartanburg International, 76.9 miles
Nearest Interstate: I 85, 23.8 miles
Nearest Port 1: Port of Savannah, 177.8 miles
Nearest Port 2: Port of Charleston, 202.7 miles
Nearest Intermodal: Inman Rail Yard, 79.1 miles
Rail Served: No